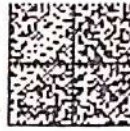


(Rupees Ten Lakh Only).

Phone No: 9811031808
Sold To/Issued To:
Curated Construction
For Khom/ID Proof:
Pancard



DEC-28-2021 10:48:58

₹ 1000000/-

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Other
38163461840774838620-00001862
3816346 38/02/08/2021-PDI

For CITIZEN CREDITTM
CO-OP BANK LTD

fernandes.

Authorised Signatory

Name of Purchaser Curated Construction LLP

BETWEEN

1) MR. ALLEN PATRICK FERNANDES, aged 50
years, son of Alexandre Magno Fernandes,
married, in service, holder of Pan Card No.
_____ and Aadhar Card No.

and his wife;

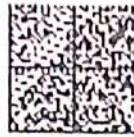
[Signatures]

For CURATED CONSTRUCTION LLP

[Signature]
Designated Partner

(Rupees Ten Lakh Only)

Phone No: 9811031800
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Curated Construction
For Khon/ID Proof:
Pancard



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₹ 1000000/-

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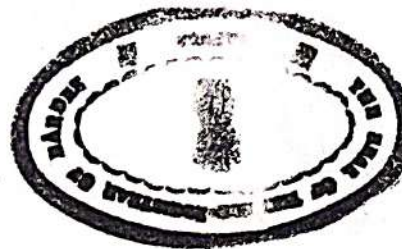
Other
30163461640774000197-00001980
3016346 30/07/05/2021-RO1

For **CITIZEN CREDIT™**
CO-OP BANK LTD

ce mandar

Authorised Signatory

Name of Purchaser Curated Construction LLP



2021 - BR2 - 5101
30-12-21

DEED OF SALE

[Signatures]
Praveen *Pravij*

For **CURATED CONSTRUCTION LLP**

[Signature]
Designated Partner

(Rupees Ten Lakh Only)

Phone No: 9811031808
Sold To/Issued To:
Curated Construction
For Photo/ID Proof:
Pancard



DEC-29-2021 10:47:50

₹ 1000000/-

ONE ZERO ZERO ZERO ZERO ZERO ZERO

Other
38163461840774070204-00001001
3816346 38/02/09/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

cemendus

Authorised Signatory

Name of Purchaser Curated Construction LLP

THIS DEED OF SALE is made at Mapusa, Goa,
on this 30th day of the month of December of
the year Two Thousand Twenty One (2021);

[Signature]
Becards
Shauji

For CURATED CONSTRUCTION LLP

[Signature]
Designated Partner

(Rupees Two Lakh Sixty Two thousand Five Hundred Only)

Phone No: 0811031008
Sold to/Issued to:
Curated Construction
For Khon/ID Proof:
Pan Card



DRD-28-1021 10:40:39

₹ 0262500/-

DRD TMS 11 103 PSE DRD DRD

00183481440778038800-00001000
3015318 48/03/04/2021-PH1

For CITIZENCREDTTM
CO-OP BANK LTD

Commander,

Authorised Signatory

Name of Purchaser Curated Construction LLP

2) MRS. KARMELENA MARTINS, aged 47 years,
daughter of Pascoal Antonic Martins, married,
in service, holder of Pan Card No.
and Aadhar Card No
(Mobile.)

For CURATED CONSTRUCTION LLP

Designated Partner

Both residents of H.No.936, Tarchi Bhat, Siolim,
Bardez, Goa 403 517, Both Indian Nationals.

3. MR.JOAO BATISTA SILVESTRE FERNANDES
alias J B SILVESTRE FERNANDES alias
SYLVESTER FERNANDES, aged 73 years,
married, business, son of late Benjamin
Fernandes, holder of Pan Card No.
and Aadhar Card No.

and his wife ;

4) MRS.FERMINA DE ARAUJO alias FERMINA
DE ARAUJO alias FERMINA DE ARAUJO
FERNANDES, aged 64 years, daughter of
Damaciano Dearaujo housewife, married,
holder of Pan Card No. , Aadhar
Card No.

both Indian nationals, residents of H.No.108/A,
Vaddy, Siolim, Bardez, Goa, 403 517 (Mobile
No);

hereinafter called as 'THE SELLERS' ((which
expression shall unless repugnant to the
context or meaning thereof be deemed to
mean and include their, heirs, legal
representatives, successors, assigns or any

For CURATED CONSTRUCTION LLP

B. Kumar
Designated Partner

other person or persons legally or equitably claiming through them) of the ONE PART.

AND

CURATED CONSTRUCTION LLP, a Limited Liability Partnership Firm, having its office at B-183, Basement Floor, Gujranwala Town, Part I, Delhi 110 009, and holder of Pan Card No.

, represented in this Act by its Partner, **MR. BALBIR SINGH KUMAR**, aged 57 years, son of Harjit Singh Kumar, married, business, holder of Pan Card No. , Indian national, resident of F-22, A, Model Town, Part II, Delhi 110 009, (Mobile No.9811031808) duly authorized by virtue of a Board Resolution No.002 dated 24/12/2021, hereinafter called as '**THE PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, successors or assigns equitably claiming through it) of the SECOND PART.

WHEREAS in the village of Siolim, Bardez, Goa there exists an immovable property known as '**ANTONIO PINTACHEM BATA**' also known as '**BAMANWADO**' situated at Bamonvaddo, of

For CURATED CONSTRUCTION LLP

Designated Partner

the village of Siolim, Bardez, Goa and is surveyed under old survey No. 1438 and presently surveyed under survey no. 49/2 admeasuring 5100 sq.mts

AND WHEREAS in the said property there exists a residential house assessed for the purpose of tax under H.No.824/6 by the village Panchayat of Siolim, Bardez Goa,

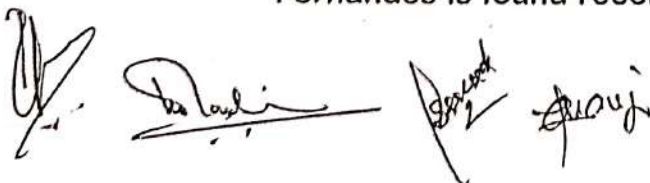
AND WHEREAS the said property is found described in the Land registration office of Bardez under No. 30811 at folio 79 overleaf of Book B-79(new) and inscribed under No. 25849 at folio 45 of Book G-32

AND WHEREAS the name of the SELLERS herein is found recorded in the occupants Column of the Record of Rights/Form I & XIV under mutation entry No. 78043.

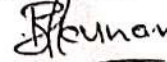
AND WHEREAS in the first promulgated Record of Rights/Form I & XIV the name of Anton Fernandes came to be mutated in the occupants column under mutation entry No. 9 in respect of the said property

AND WHEREAS in the pre-promulgated record of Index of Lands in Form III the name of Anton Fernandes is found recorded therein and prior





For CURATED CONSTRUCTION LLP

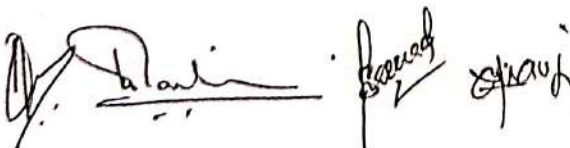

Designated Partner

to that in the pre-promulgated record in Form 9 the property is shown to be in occupation of Antonio Caetano Casmiro Fernandes which entry came to be incorporated on 18/8/1972.

AND WHEREAS upon the death of Anton Fernandes alias Antonio Caetano Casmiro Fernandes alias Antonio C.C.Fernandes alias Antonio Caetano Carmino Fernandes, and Bevinda de Almeida e Fernandes alias Ana Bevinda Eva Fernandes alias Eva Bevinda D'Olivet Soares Almeida alias Bevinda Eva Soares De Almeida e Fernandes Inventory Proceedings no.61/2017/D came to be initiated in the court of the Civil Judge Junior Division at Mapusa Goa and by virtue of Judgment and Order dated 19/7/2018, the said property came to be allotted to the Orlando Vicente Fernandes and Olencio Stanislaus Fernandes, both having purchased the said property in the auction held among interested parties in the said inventory proceedings.

AND WHEREAS by virtue of a Deed of Sale dated 12/7/2021 found registered in the office of the Sub-Registrar of Bardez at Mapusa under No.BRZ-1-2401-2021, Book -1, dated 12/7/2021, the said Orlando Vicente Fernandes alias

For CURATED CONSTRUCTION LLP




Designated Partner

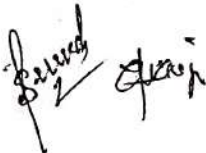


Orlando Fernandes, his wife Lourdes Vesta Fernandes alias Lourdes Vesta Ribeiro, Olencio Stanislaus Fernandes and Augusta Rubertina Fernandes alias Augusta Rubertina Saldanha, sold the said property to the SELLERS herein.

AND WHEREAS the property as per the zoning information furnished by the office of the Senior Town Planner vide information dated 7/7/2021 confirms that the property falls in settlement zone with a permissible FAR of 60 as per regional Plan for Goa 2021

AND WHEREAS THE SELLERS being desirous of selling the said property and being given to understand that the PURCHASER is desirous of purchasing a property in the village of Siolim, Goa have approached the PURCHASER and have offered to sell the said property along with the house existing therein to the PURCHASER herein for a total price and consideration of Rs.7,25,00,000/- (Rupees seven crores twenty five lakhs only)

AND WHEREAS the PURCHASER has accepted the offer of the SELLERS and has agreed to purchase the said property from the SELLERS herein for the said price and



For CURATED CONSTRUCTION LLP

Designated Partner

consideration of Rs.7,25,00,000/- (Rupees seven crores twenty five lakhs only) which is its true and correct market value thereof.

AND WHEREAS the said property surveyed under survey No.. 49/2 admeasuring 5100 sq.mts., together with the old dilapidated house assessed for the purpose of tax under H.No.824/6 having a plinth area of 302 sq.mts., is the subject matter of this Deed of Sale and shall hereinafter be referred to as 'THE PROPERTY' for sake of brevity.

AND WHEREAS prior to the execution of this deed of sale a public notice was duly published in the English daily 'THE NAVIND TIMES' and the Marathi daily 'GOAN VARTA' both of the edition dated 29/10/2021 intimating to the general public the intention of the Purchaser to purchase the properties and inviting legal claims or objections, if any, within a period of 8 days from the date of publication of the notice.

AND WHEREAS in response to the said two public notices, one Shrikant V. Naik through his Adv. T.A. Sawant, claimed that he was granted a right of way through the said property vide Declaration of a Grant of Way

For CURATED CONSTRUCTION LLP

[Handwritten signature]

[Handwritten signature]
Designated Partner


dated 17/4/2019 and confirmed that he had no objection for the sale of the said property, subject however to his right of way admeasuring 75 sq.mts., was not disturbed, accordingly vide reply dated 1/12/2021 addressed to Adv.T.A.Sawant, it was confirmed that the access subject matter of declaration of grant of way dated 17/4/2019 and admeasuring 75 sq.mts would not be disturbed.

AND WHEREAS THE SELLERS shall sell and THE PURCHASER shall purchase THE PROPERTY on the terms and conditions appearing hereinafter.

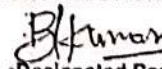
NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. In pursuance with said agreement and in consideration of the said sum of Rs.7,25,00,000/- (Rupees seven crores twenty five lakhs only) paid by the PURCHASER to the SELLERS in the following manner:-

a) A sum of Rs.7,17,75,000/- (Rupees seven crores seventeen lakhs seventy five thousand only) paid to the the Sellers in the following manner:-



For CURATED CONSTRUCTION LLP


Designated Partner


a) A sum of Rs.1,24,71,788/- (Rupees one crore twenty four lakhs seventy one thousand seven hundred eighty eight paid vide RTGS dated 28/12/2021 – UTR NO.PSIBR21362069873 in favour of the SELLER NO.1

b) A sum of Rs.4,14,88,054/- (Rupees four lakhs fourteen thousand eighty eight thousand and fifty four only) paid vide RTGS dated 28/12/2021 – UTR NO.PSIBR21362068109 in favour of the SELLER NO.2

c) A sum of Rs.1,30,32,616/- (Rupees one crore thirty lakhs thirty two thousand six hundred sixteen only) paid vide RTGS dated 29/12/2021 – UTR NO. PSIBR21363080328 in favour of the SELLER NO.3

d) A sum of Rs.47,82,542/- (Rupees forty seven lakhs eighty two thousand five hundred forty two only) paid vide RTGS dated 28/12/2021 – UTR NO. PSIBR21362067973 in favour of the SELLER NO.4

e) A sum of Rs.7,25,000/- (Rupees seven lakhs twenty five thousand only) deducted as and by



For CURATED CONSTRUCTION LLI


Designated Partner



way of 1% TDS in terms of the Income Tax Act, in the following manner:-

- a) a sum of Rs.1,25,978.00 (Rupees one lakh twenty five thousand nine hundred seventy eight only) in favour of the SELLER NO.1
- b) a sum of Rs.4,19,072.00 (Rupees four lakhs nineteen thousand seventy two only) in favour of the SELLER NO.2
- c) a sum of Rs.1,31,643.00 (Rupees one lakh thirty one thousand six hundred forty three only) in favour of the SELLER NO.3
- d) a sum of Rs.48,309.00 (Rupees forty eight thousand three hundred nine only) in favour of the SELLER NO.4

the receipt of which the SELLERS do hereby admit and acknowledge, the SELLERS do hereby grant, sell, convey, transfer and assure unto the PURCHASER, THE PROPERTY, more specifically described in the Schedule appearing herein below, along with all trees, rights, titles, interest, privileges, easements, and appurtenances, whatsoever, in the PROPERTY, to hold the same UNTO AND TO THE USE of the PURCHASER forever and absolutely.

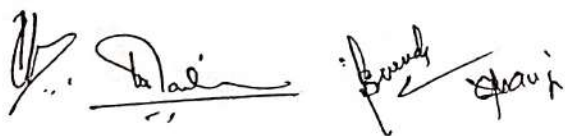
For CURATED CONSTRUCTION LLP


Designated Partner

2. That the PURCHASER shall hereafter peacefully, quietly, hold use and enjoy THE PROPERTY, as its own chattel, and property, without any hindrance, interruption, claim or demand by or from the SELLERS, or any other person or persons, whatsoever claiming and demanding any right, title or interest therein and construct any structure thereon, lawfully.

3. THE SELLERS further covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the SELLERS or knowingly suffered to the contrary by them, the SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure THE PROPERTY, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof, lawfully, without any lawful eviction, interruption, claims and demands, whatsoever from or by the SELLERS or any other person or persons whomsoever,

Three handwritten signatures in black ink, likely representing the SELLERS, are written in a cursive style.

For CURATED CONSTRUCTION LLP




Designated Partner

lawfully, equitably or otherwise claiming through them.

4. THE SELLERS further covenant with the PURCHASER to save it harmless indemnify and keep it indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever and at all times hereafter at the request of the PURCHASER to execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring THE PROPERTY, as aforesaid, and every part thereof; UNTO AND TO THE USE OF the PURCHASER as shall be reasonably required.

5. THE SELLERS or any one claiming through the SELLERS shall consent and shall not have any objections to any construction of whatsoever nature to be carried out by the PURCHASER or any one claiming through the PURCHASER in the said property, subject matter of this Deed of Sale.



For CURATED CONSTRUCTION LLP


Designated Partner

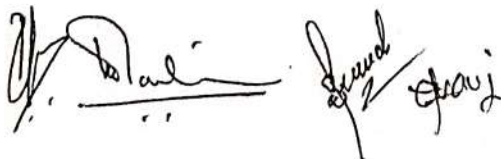
6. THE SELLERS and the PURCHASER hereby declare that the property in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/ LAND/ LRC/ 318/77 dated 21/8/1978.

7. THE SELLERS do hereby covenant, undertake and declare as under:-

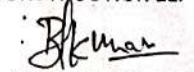
a) That THE PROPERTY is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the SELLERS has not done anything whereby THE PROPERTY, may be subject to any attachment or lien of any Bank, Court or person whatsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to THE PROPERTY,

c) That THE PROPERTY, is not subject matter of any acquisition or requisition or affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending in respect of THE PROPERTY, by the Government or Central Government or any other authority or local body.



For CURATED CONSTRUCTION LLP


Designated Partner

d) That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundkar Act or under any other law in force in this State, in respect of THE PROPERTY, which was never a tenanted land.

e) That they have not entered into any Agreement for sale, transfer, arrangement document or Instrument with any other third party concerning THE PROPERTY, nor have they agreed to sell or encumber the same in any manner whatsoever.

f) That the SELLERS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any person in over or in respect of THE PROPERTY, hereby sold;

g) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of THE PROPERTY, affected by any prohibitory order of injunction or attachment either before or after judgment.

8. The SELLERS do hereby further declare that they have NO OBJECTION for the competent



For CURATED CONSTRUCTION LLP


Designated Partner

mutation in the survey record of rights, pertaining to THE PROPERTY, to include the name of the present PURCHASER in the Record of Rights by deleting the names appearing therein and consequently authorize and permit the said PURCHASER to apply for the mutation in the said survey Record of Rights, and thereby to enter the name of the PURCHASER in the Occupant's Column of Form I & XIV, relating to the said PROPERTY and also to change the house tax assessment records in the name of the PURCHASER herein.



SCHEDULE

ALL THAT IMMOVABLE PROPERTY known as 'ANTONIO PINTACHEM BATA' also known as 'BAMANWADO' surveyed under old survey no. 1438 and presently surveyed under survey no. 49/2 admeasuring 5100 sq.mts., together with the old dilapidated house assessed for the purpose of tax under H.No.824/6 having a plinth area of 302 sq.mts.

The said property is found described in the Land registration office of Bardez under No. 30811 at folio 79 overleaf of Book B-79(new)

For CURATED CONSTRUCTION LLP


Designated Partner

and inscribed under No. 25849 at folio 45 of
Book G-32

The said property is bounded as follows:-

EAST - By survey no.49/3

WEST - By survey no. 49/1

NORTH - By tar road

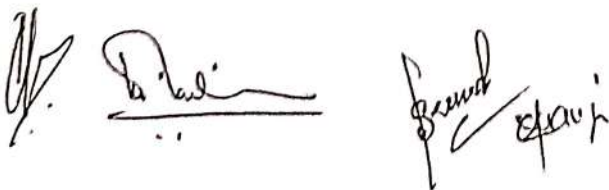
SOUTH - By survey Nos.49/5 and 6

The said property is found described in the
Land Registration office of Bardez at Mapusa
under no. 30811 at folio 79 v of Book B-79 (new)
and inscribed under No. 25849 at folio 45 of
Book G-32

IN WITNESS WHEREOF the SELLERS and the
PURCHASER herein hereto have set and
subscribed their signatures on this DEED OF
SALE after fully understanding the contents
thereof and out of their own free will on the
date, month and year hereinabove mentioned
and in the presence of two attesting witnesses
who have signed herein below.

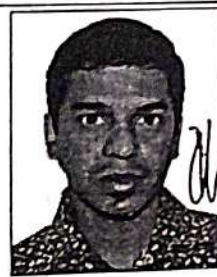
For CURATED CONSTRUCTION LLP


Designated Partner













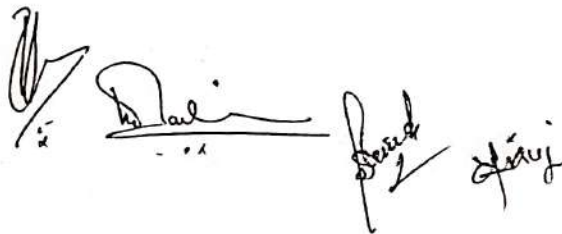


SELLER NO.1



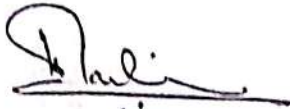
MR. ALLEN PATRICK FERNANDES

L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



For CURATED CONSTRUCTION LLP












Designated Partner



SELLER NO.2

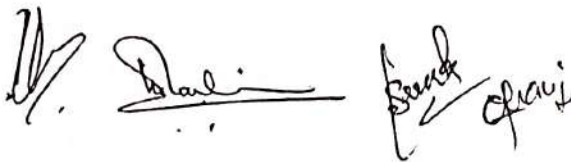
MRS. KARMELENA MARTINS



L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5 

For CURATED CONSTRUCTION LLP


 Designated Partner



David













SELLER NO. 3

MR. JOAO BATISTA SILVESTRE

FERNANDES alias J B SILVESTRE

FERNANDES alias SYLVESTER

FERNANDES

L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

David *David* *David*

For CURATED CONSTRUCTION LLP

David
Designated Partner

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SELLER NO.4

MRS.FERMINA DE ARAUJO alias

FERMINA DE ARAUJO alias

FERMINA DE ARAUJO FERNANDES



L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

For CURATED CONSTRUCTION LLP











[Handwritten signature]
Designated Partner

[Handwritten signatures]

Balbir

PURCHASER
CURATED CONSTRUCTION LLP
THROUGH ITS PARTNER,
MR. BALBIR SINGH KUMAR,



L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

WITNESSES:-

1. Sonali Raikar
2. Kundan Shroodkar

Balbir
Shroodkar.

Balbir
Shroodkar

For CURATED CONSTRUCTION LLP

Balbir
Designated Partner



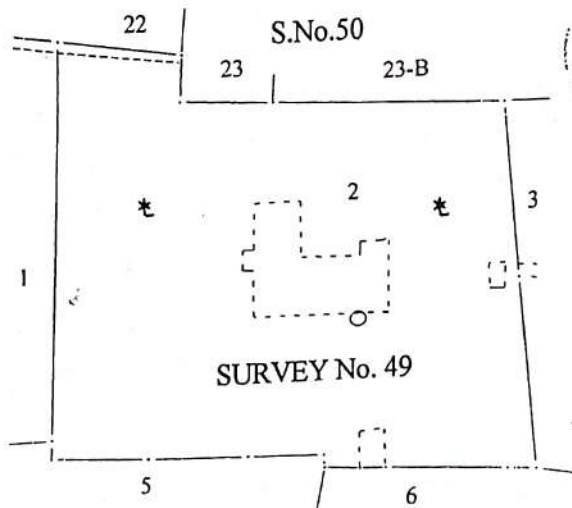
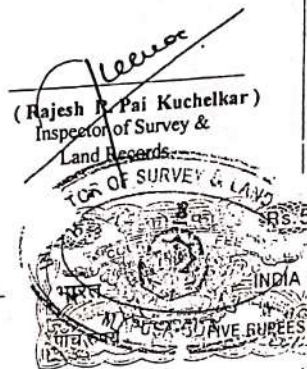
25

5-161

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 120-508

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 49/ 2
Scale : 1 : 1000



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 03-11-2020

Compared By:

Bhonsle



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 30-Dec-2021 12:51:51 pm

Document Serial Number :- 2021-BRZ-5101

Presented at 12:37:16 pm on 30-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3262500
2	Registration Fee	2175000
3	Mutation Fees	2500
4	Processing Fee	1720
Total		5441720

Stamp Duty Required :3262500/-

Stamp Duty Paid : 3262500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Balbir Singh Kumar Authorised Representative Of CURATED CONSTRUCTION LLP ,Father Name:Harjit Singh Kumar, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Address1 - F-2 22 A, Model Town II, North West Delhi, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Allen Patrick Fernandes , Father Name:Alexandre Magno Fernandes, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Service, H.no. 163 1 Aforamento Vaddy Siolim Bardez goa, PAN No.:			
2	Karmelina Martins , Father Name:Pascoal Antonic Martins, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Service, H.no. 936 Tarchi Bhat Siolim Bardez Goa, PAN No.:			

Party Name and Address		Photo	Thumb	Signature
3	Joao Batista Silvestro Fernandes Alias J B Silvestro Fernandes Alias Sylvester Fernandes , Father Name: Benjamin Fernandes, Age: 73, Marital Status: Married ,Gender:Male,Occupation: Business, H.no. 108 A Vaddy Siolim Bardez Goa, PAN No.:			
4	Femina De Araujo Alias Femina Dearaujo Alias Femina De Araujo Fernandes , Father Name:Damaclano Dearaujo, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.no. 108 A Vaddy Siolim Bardez Goa, PAN No.:			
5	Balbir Singh Kumar Authorised Representative Of CURATED CONSTRUCTION LLP , Father Name:Harjit Singh Kumar, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, F-2 22 A, Model Town II, North West Delhi, PAN No.:			 CURATED CONSTRUCTION LLP Designated Partner

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Authorized Representative,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sonali Raikar, Age: 28, DOB: , Mobile: 9765774219 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, Assagao, Bardez, North Goa, Goa			
2	Name: Kundan Ladu Shirodkar, Age: 33, DOB: , Mobile: 9673563775 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403101, Salvador-do-mundo, Bardez, North Goa, Goa			

Sub Registrar

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SUB-REGISTRAR
BARDEZ

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)